

FOR SALE.



Prominent Retail Warehouse / Showroom – suitable for a range of uses (stp)

Note: Business unaffected due to relocation



197 Holme Lane, Sheffield, S6 4JR.

Extending to 28,497 sq ft GIA (2,626 sq m) within large self-contained plot.



Location.

The property is situated on Holme Lane (A6101) close to its junction with Rivelin Valley Road in the Malin Bridge area of Hillsborough, approximately two miles to the north-west of Sheffield city centre. Holme Lane links with Penistone Road (A61) to the east which is one of the main arterial routes serving the city centre and onwards to motorway connections at Junction 36 M1 to the north or Junction 33 / 34 of the M1 to the east.

Neighbouring the property to the west is the Malin Bridge Park and Ride which links with the Supertram adjacent providing good public transport links with the city centre and wider region.

The surrounding area offers a thriving mixed-use conurbation with a range of residential and commercial / business premises typically located along the main road frontage of Holme Lane, including the recently developed Lidl Supermarket.

Description.

The building comprises a prominent retail warehouse unit within a large secure yard and car park accessed directly from Holme Lane.

Internally, the building is currently arranged as a large sales / showroom area, accessed via glazed customer entrance and separate large roller shutter doorway. There is a series of high quality office and welfare accommodation and further two storey former office / storage space which is currently unused.

In total, the building sits on a site of approximately 0.9 acres.

The property offers flexible accommodation, which could be suitable for owner occupiers and investors in its current configuration, in essence a warehouse with large car park. Similarly, there is opportunity for a purchaser to redevelop the site, subject to planning.

Subject to Contract.

Note: Business unaffected due to relocation



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse / Sales Showroom	2,052	22,088
Ground Floor Ancillary	240	2,583
First Floor Ancillary	336	3,826
Total	2,626	28,497

Terms.

The property is available by way of a sale with vacant possession.

Unconditional offers are invited in the region of £1.8 Million.

Tenure.

The property is held Freehold under Title No SYK341875 & SYK150503.

Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of D(84).

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Indicative Site Boundary

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Promap
LANDMARK INFORMATION

Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:

Harry Orwin - Allen

+44 114 241 3912
+44 7467 912 623
harry.orwin-allen@knightfrank.com

Oliver Hodson

+44 114 241 3902
+44 7929 796 031
oliver.hodson@knightfrank.com

Tom Shelton

+44 7738 335 482
tom@crosthwaitecommercial.com

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Particulars dated August 25. Photographs dated July 25.

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